

## TRADITIONAL NEIGHBORHOOD ZONING DISTRICT LAND USE AND DESIGN STANDARDS



**As Adopted November 12, 2002  
Docket No. 9-67-02**

## TRADITIONAL NEIGHBORHOOD ZONING DISTRICT

### 2.1 TNZD Land Uses

Table 2.1, below, lists the uses permitted within the Old Louisville/Limerick TNZD. ‘P’ means the described use is permitted, subject to design and location standards where noted. ‘P/M’ means the described use is permitted where mapped. Mapped uses recognize traditional uses of structures existing on each lot pursuant to KRS 100. 201(3) or, in the case of vacant development sites, appropriate compatible uses. ‘NP’ means the use is not permitted. P/CU = Described use permitted as a Conditional Use. No permitted use or use permitted where mapped shall be required to secure a Conditional Use Permit.

TABLE 2.1 OLD LOUISVILLE/LIMERICK TNZD LAND USES

TNZD Land Use Category	<i>Neighborhood General</i>	<i>Neighborhood Transition-Center</i>	<i>Neighborhood Center</i>
<b>Residential Uses</b>			
Dwellings, Single Family – One dwelling unit per lot*	P	P	NP
Dwellings, Two-Family*	P	P	P
Dwellings, Multifamily	P/M	P	P
Garages and Accessory Residential Units (Carriage Houses)	P	P	P
Home Occupations	P	P	P
<b>Office Uses</b>			
Professional, or Business Offices	NP	P	P
<b>Institutional Uses</b>			
Churches, Synagogues, Parish Halls, Temples, Convents, and Monasteries	P/M	P	P/M
Cultural Centers and Civic buildings	P/M	P	NP
Clubs, private, not for profit, or proprietary	P/M	P	NP
Fraternities and Sororities	NP	NP	NP
Schools, public and private	P/M	P	NP
Trade, business, or industrial schools	NP	P	NP
Colleges, Schools, and Institutions of Learning	NP	P	NP

**Table 2.1** (continued) OLD LOUISVILLE/LIMERICK TNZD Land Uses

TNZD Land Use Category	<i><b>Neighborhood General</b></i>	<i><b>Neighborhood Transition-Center</b></i>	<i><b>Neighborhood Center</b></i>
Day Care Centers, Nurseries and Kindergartens	NP	P	NP
Family Care Home (mini-home)	NP	P	NP
<b>Commercial Uses</b>			
Corner Lot Commercial (includes office and/or residential uses)	P/M	N/A	N/A
General Commercial	NP	P**	P‡
Transitional Commercial Uses	N/A	P/M***	N/A
<b>Other Uses</b>			
Bed and Breakfast Inns	P/CU	P/CU	P/CU
Original Use of Structure	P	P	P
Storage sheds	P	P	P
Accessory Uses	P	P	P
Temporary Buildings, Uses, or Activities	P	P	P
Historic House Museums	P/CU	P/CU	P/CU
Community Centers, Parks, and Playgrounds – not for profit	P/CU	P	NP

\* Plus one dwelling unit in the Accessory Structure Area

\*\* See Table 2.3.1 for the specific permitted uses

\*\*\* See Table 2.3.2 for the specific permitted uses

‡ See Table 2.4.1 for the specific permitted uses. Commercial uses only are permitted at ground level facing the street where shown on the TNZD Plan Map.

N/A = Not applicable, since commercial uses are permitted in the Neighborhood Transition—Center and Neighborhood Center

Building uses in effect prior to the adoption of these regulations and operating in a legal fashion according to the prior zoning classification of the property, including legal non-conforming uses, may continue to operate under the Traditional Neighborhood Zoning District. Legal non-conforming uses may not be expanded.

Subsequent sections of this chapter provide more detailed information on uses permitted in the three TNZD components. “Replacement structures” referenced in the following tables means new construction on sites that were occupied by contributing principal structures on the effective date of the TNZD zoning classification.

## Land Uses: Neighborhood General

**Table 2.2.1** Uses Permitted in the Neighborhood General

<b>Land Use Category</b>	<b>Description of Permitted Uses</b>
<b>Residential Uses</b>	
Dwellings, Single Family	One dwelling unit per lot, including attached row houses on separate lots and semi-detached dwelling units where each dwelling unit is constructed on its own lot with one zero lot line between dwellings, plus one dwelling unit in the Accessory Structure Area of each lot
Dwellings, Two-Family	Two dwelling units in the principal structure on a single lot, plus one dwelling unit in the Accessory Structure Area Existing principal structure was originally built as a two-family (duplex) dwelling unit. Conversions of single family dwellings to two-family dwellings shall be limited to existing principal structures in which one of the resulting two dwelling units shall have a minimum of 2,250 square feet. New or replacement structures not to exceed the footprint of the previous Contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Garages and Accessory Residential Units (Carriage Houses)	Garages, parking or storage, including existing structures originally built as garages One dwelling unit per Accessory Structure with garage below. A new Accessory Residential Unit located in the Accessory Use area shall be permitted on any lot, provided that all design and parking standards are met, Carriage House (an Accessory Structure at the rear of a lot that was originally built to accommodate the storage of carriages, wagons, horse or mule stables, with or without an Accessory Residential Unit; or a new or renovated garage, storage building, or building accommodating another accessory use, with or without an Accessory Residential Unit, that has architectural characteristics similar to those of historic carriage houses)
Home Occupations	Home Occupations as permitted by Chapter 4.4.5 of the Land Development Code
<b>Other Uses</b>	
Storage sheds	<b>Subordinate structures or buildings used primarily for storage purposes, the total square footage of which does not exceed 100 square feet each.</b> Existing structures originally built as garages, carriage houses, or storage sheds. New structures and additions may be located within the Accessory Structure Area or within the Private Yard Area. Storage sheds over 100 square feet shall be treated as Garages and Accessory Residential Structures.
Accessory Uses	A use which is clearly incidental to, customarily found in association with, and serves a principal use; is subordinate in purpose, area, or extent to the principal use served; and is located on the same building site as the principal use, including parking areas.
Temporary Buildings, Uses, or Activities	Garage and yard sales, and tents, air structures, and other temporary structures (must not be displayed more than 10 days in a calendar year). Buildings or uses incidental to active construction.
Original Use of Structure	A specific purpose for which an applicant seeks to use a structure that was existing on the property on November 22, 1926, and for which said structure was used on or before that date.

**Table 2.2.2** Uses Permitted Where Mapped in the Neighborhood General

Land Use Category	Description of Uses Permitted Where Mapped
<b>Residential Uses</b>	
Dwellings, Multifamily	<p>Three or more residential units in the principal structure on a lot, not to exceed 34.8 dwelling units per acre for map-designated multifamily or, for replacement structures, the number of units shall not exceed previously existing density</p> <p>Existing structures originally built as a multifamily residential structures</p> <p>Conversions may decrease the existing number of dwelling units, and shall not be permitted to exceed the existing number of dwelling units</p> <p>Conversions to multifamily residential uses are permitted in structures where the original use has been determined to be a non-residential or institutional use.</p> <p>New multifamily residential structures permitted only where multifamily and institutional land uses are identified on the District Plan Map</p> <p>Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction</p>
<b>Institutional Uses</b>	
Churches, Synagogues, Parish Halls, Temples, Convents, and Monasteries	<p>Religious institutions, church buildings, synagogues, temples, mosques, and ancillary uses. Existing structures originally built for assembly use or where institutional uses are identified on the District Plan Map.</p> <p>Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.</p>
Cultural Centers and Civic Buildings	<p>Uses include public halls or other facilities used for cultural (including visual and performing arts), social, or educational activities.</p> <p>Existing structures originally built for community centers or assembly use or where institutional uses are identified on the District Plan Map.</p> <p>New construction permitted only where institutional uses are identified on the District Plan Map</p> <p>Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction</p>
Clubs, private, not for profit, or proprietary, with the exception of fraternities and sororities	<p>Private non-profit clubs, but <i>excluding</i> fraternities and sororities</p> <p>Existing structures originally built as lodges or for assembly use</p> <p>New construction permitted only where institutional uses are identified on the District Plan Map</p> <p>Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction</p>

**Table 2.2.2** (continued) Uses Permitted Where Mapped in the Neighborhood General

Land Use Category	Description of Uses Permitted Where Mapped
<b><i>Institutional Uses (continued)</i></b>	
Schools, public and private	<p>Elementary, middle, and high schools</p> <p>Existing structures originally built as schools or educational buildings</p> <p>New construction permitted only where institutional uses are identified on the District Plan Map.</p> <p>Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction</p>
Dwellings, Multifamily	<p>Three or more residential units in the principal structure on a lot, not to exceed 34.8 dwelling units per acre, as follows:</p> <p>Conversions to multifamily residential uses are permitted in structures where the original use has been determined to be an institutional use.</p> <p>New multifamily residential structures permitted where institutional land uses are identified on the District Plan Map</p>
<b><i>Commercial Uses</i></b>	
Corner Lot Commercial	<p>Existing structures originally built as corner lot commercial buildings, with designated commercial uses limited to the first floor. Any floor may be used for office uses as permitted for Neighborhood Center—Transition and/or residential uses.</p> <p>New construction permitted only where corner lot commercial uses are identified on the District Plan Map, provided total gross floor area of commercial/retail use does not exceed 5,000 square feet on the first floor and is accessible from the public sidewalk. Any floor may be used for office and/or residential uses.</p> <p>Replacement structures shall not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.</p> <p>Permitted corner lot commercial uses include:</p> <ul style="list-style-type: none"> <li>Antique shops and interior decorating shops</li> <li>Bakeries and delicatessens, retail sales</li> <li>Art and craft galleries</li> <li>Beauty salons and barber shops</li> <li>Music and art supply stores</li> <li>Photographic studios and shops</li> <li>Book stores and stationery stores</li> <li>Candy stores, retail sales</li> <li>Pharmacies</li> <li>Convenience grocery stores</li> <li>Coin laundries</li> <li>Dry-cleaning pick-up only</li> <li>Restaurants, including coffee houses, tea rooms, and cafes where food and drink may be served or consumed outside or inside (no drive-through service permitted)</li> <li>Toy and hobby stores</li> <li>Clothing stores</li> <li>Other similar neighborhood-serving retail uses as established by the Planning Commission</li> </ul>

**Table 2.2.3** Uses Permitted as Conditional Uses in the Neighborhood General

Land Use Category	<i>Description of Uses Permitted as Conditional Uses</i>
<b>Other Uses</b>	
Bed & Breakfast Inns	<i>Residential structures used by a resident thereof as a small inn which provides 8 or fewer temporary rooms for hire to short-term guests, and includes a breakfast for the guest or guests at a daily fixed price for the room and breakfast. Meals, meeting facilities, and other services shall be provided only for guests registered at the bed and breakfast inn.</i>
Historic House Museums	Residences having historic and/or architectural significance which members of the public may view with or without charge for admission.
Community Centers, Parks, and Playgrounds – not for profit	Community center is defined as “a facility that is available for public use as a meeting place or for recreation that does not limit access only to members and does not charge membership dues.”

**Land Uses: Neighborhood Transition – Center**  
**Table 2.3.1** Uses Permitted in the Neighborhood Transition—Center

Land Use Category	Description of Permitted Uses
<b>Residential Uses</b>	
Dwellings, Single Family	One dwelling unit per lot, including attached row houses on separate lots and semi-detached dwelling units where each dwelling unit is constructed on its own lot with one zero lot line between dwellings, plus one dwelling unit in the Accessory Structure Area of each lot.
Dwellings, Two-Family	Two dwelling units in the principal structure on a single lot, plus one dwelling unit in the Accessory Structure Area.
Dwellings, Multifamily	Three or more residential units in the principal structure on a lot, not to exceed 53 dwelling units per acre or, for replacement structures, the number of units shall not exceed the previously existing density.
Garages and Accessory Residential Units (Carriage Houses)	Garages, parking or storage, including existing structures originally built as garages. One dwelling unit per Accessory Structure with garage below. A new Accessory Residential Unit located in the Accessory Use area shall be permitted on any lot provided that all design and parking standards are met. Carriage House (an Accessory Structure at the rear of a lot that was originally built to accommodate the storage of carriages, wagons, horse or mule stables, with or without an Accessory Residential Unit; or a new or renovated garage, storage building, or building accommodating another accessory use, with or without an Accessory Residential Unit, that has architectural characteristics similar to those of historic carriage houses).
Home Occupations	Home Occupations as permitted by Chapter 4.4.5 of the Land Development Code.

**Land Uses: Neighborhood Transition – Center**  
**Table 2.3.1 (continued) Uses Permitted in the Neighborhood Transition—Center**

<b>Office Uses</b>	
Offices	Professional or business offices
<b>Institutional Uses</b>	
Churches, Synagogues, Parish Halls, Temples, Convents, and Monasteries	Religious institutions, church buildings, synagogues, temples, mosques, and ancillary uses. Existing structures originally built for assembly use or where institutional uses are identified on the District Plan Map. Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Schools, public and private	Nursery, elementary, middle, and high schools. <i>Existing structures originally built as schools or educational buildings or where institutional uses are identified on the District Plan Map</i> New or replacement structures, permitted only where institutional uses are identified on the District Plan Map. Replacement structures shall not exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Trade, Business, or Industrial Schools	
Colleges, Schools, and Institutions of Learning	
Day Care Centers, Day Nurseries, Nursery Schools, and Kindergartens	
Family Care Homes (mini-homes)	
Community Centers, Parks, and Playgrounds – not for profit	Community center is defined as “a facility that is available for public use as a meeting place or for recreation that does not limit access only to members and does not charge membership dues.”
Cultural Centers and Civic Buildings	Uses include public halls or other facilities used for cultural (including visual and performing arts), social, and educational activities.
Clubs, private, not for profit, or proprietary, not including fraternities or sororities	



**Table 2.3.1** (continued) Uses Permitted in the Neighborhood Transition—Center Land Use Category

Land Use Category	Description of Permitted Uses
<i>Restricted Commercial</i>	<i>Existing structures originally built for commercial use or as corner lot commercial buildings, with designated commercial uses limited to the first floor. Any floor may be used for business or professional office or residential use.</i>
	<i>New structures built for commercial use provided designated commercial use is limited to the first floor and accessible from public sidewalk. Any floor may be used for business or professional office or residential use.</i>
	<i>Replacement structures shall not exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction, provided designated commercial uses are limited to the first floor and no front yard commercial additions shall be permitted for Contributing Structures.</i>
<b>Commercial Uses</b>	
Commercial uses for existing and new buildings shall be limited to the following:	Antique shops
	Art and craft galleries
	Assisted Living Residence
	Athletic facilities (indoor only)
	Bakeries and delicatessens, retail (all products produced to be sold on the premises only)
	Banks, credit unions, savings and loans and similar financial institutions
	Beauty salons and barber shops
	Bicycle and Athletic Equipment – sales and service
	Book shops and stationery stores
	Bookbinding
	Building materials, storage and sales provided all operations are totally enclosed in a building
	Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid
	Clothing stores
	Coin laundries
	Computer sales
	<i>Restricted Commercial</i> Confectionery or candy stores, retail (all products produced to be sold on the premises only)
	Dancing instruction
	Department stores
	Dressmaking or millinery shops
	Drug stores / Pharmacies
	Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
	Dry goods and notion stores
	Electric appliance stores, including radio and television
	Engraving, watchmaking and jewelry manufacturing, where products are sold on premises
	Equipment rental, where all activities are within a building
	Extended stay lodging
	Family day care home
	Florists and sundry stores
	Funeral homes
	Furniture stores

<b>Table 2.3.1 (continued) Uses Permitted in the Neighborhood Transition—Center</b>	
Land Use Category	Description of Permitted Uses
<b>Commercial Uses (cont'd)</b>	
Commercial uses for existing and new buildings shall be limited to the following:	Governmental buildings
	Grocery stores
	Hardware and paint stores
	Health clubs & salons
	Homes for infirm and aged
	Hotels and motels
	Interior decorating shops
	Jewelry stores
	Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
	Medical laboratories, not including plasma or blood collecting centers
	Monument sales, provided that all activities are within a building
	Music and art supply stores
	Music and vocal instructions
	Nurseries, retail
	Nursing homes
	Pet shops
	Photocopying, duplicating, paper folding, mail processing and related services
	Photographic studios and shops
	Picture framing
	Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings
	Public transportation passenger terminals
	<i>Restricted Commercial</i> Restaurants, including coffee houses, tea rooms, and cafes, where food and drink may be served or consumed outside or inside (no drive-through service permitted)
	Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes
	Rubber stamp manufacturing, where products are sold on the premises
	Shoe repair shops
	Shoe stores
	Sign painting
	Stationary stores
	Tailor
	Telephone exchanges

**Table 2.3.1** (continued) Uses Permitted in the Neighborhood Transition—Center

Land Use Category	Description of Permitted Uses
<b>Commercial Uses (cont'd)</b>	
Commercial uses for existing and new buildings shall be limited to the following:	Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner
	Tents, air structures and other temporary structures intended for occupancy y commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year
	Theaters
	Toy & Hobby stores
	Upholstery and furniture repair shops
	Variety stores
	Veterinary hospital, provided the operations is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building
	<i>Other similar neighborhood serving uses as established by the Planning Commission</i>
	Other Uses
	Storage sheds <b>Subordinate structures or buildings used primarily for storage purposes, the total square footage of which does not exceed 100 square feet each.</b>
	Existing structures originally built as garages, carriage houses, or storage sheds.
	New structures and additions may be located within the Accessory Structure Area or within the Private Yard Area.
	Storage sheds over 100 square feet shall be treated as Garages and Accessory Residential Structures.
	Accessory Uses A use which is clearly incidental to, customarily found in association with, and serves a principal use; is subordinate in purpose, area, or extent to the principal use served; and is located on the same building site as the principal use, including parking areas.
	<i>Temporary Buildings, Uses, or Activities</i> Garage and yard sales, and tents, air structures, and other temporary structures (must not be displayed more than 10 days in a calendar year).
	Buildings or uses incidental to active construction.
	Original Use of Structure A specific purpose for which an applicant seeks to use a structure that was existing on the property on November 22, 1926, and for which said structure was used on or before that date.

**Table 2.3.2** Uses Permitted Where Mapped in the Neighborhood Transition — Center

Land Use Category	Description of Uses Permitted Where Mapped
<b>Transitional Commercial Uses (<i>Edge Transition Only</i>)</b>	
Automobile Rental Agencies	
Automobile Repair Garages	Excludes body work and painting, limited to five (5) service bays, as long as such operations are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes.
Automobile Sales Agencies	Provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building.
Automobile Service Stations	
Plumbing and Heating Shops, storage and sales	Provided all operations are totally enclosed in a building
Restaurants with drive-through windows	Provided prior approval received from the agency responsible for traffic engineering

**Table 2.3.3** Uses Permitted as Conditional Uses in the Neighborhood Transition—Center

<b>Land Use Category</b>	<b>Description of Uses Permitted as Conditional Uses</b>
<b>Other Uses</b>	
Bed & Breakfast Inns	<i>Residential structures used by a resident thereof as a small inn which provides 8 or fewer temporary rooms for hire to short-term guests, and includes a breakfast for the guest or guests at a daily fixed price for the room and breakfast. Meals, meeting facilities, and other services shall be provided only for guests registered at the bed and breakfast inn.</i>
Historic House Museums	Residences having historic and/or architectural significance which members of the public may view with or without charge for admission.

**Table 2.4.1** Uses Permitted in the Neighborhood Center

Category	Description of Permitted Uses
<b>Residential Uses</b>	
Dwellings, Two-Family	Two dwelling units in the principal structure on a single lot, plus one dwelling unit in the Accessory Structure Area.
Dwellings, Multifamily	Three or more residential units in the principal structure on a lot, not to exceed 90 dwelling units per acre.
Home Occupations	Home Occupations as permitted by Chapter 4.4.5 of the Land Development Code.
Garages and Accessory Residential Units Carriage House	(an Accessory Structure at the rear of a lot that was originally built to accommodate the storage of carriages, wagons, horse or mule stables, with or without an Accessory Residential Unit; or a new or renovated garage, storage building, or building accommodating another accessory use, with or without an Accessory Residential Unit, that has architectural characteristics similar to those of historic carriage houses).
<b>Commercial Uses</b>	
Community/ Cultural Centers, and Civic Buildings Uses include meeting halls or other facilities used for cultural (including visual and performing arts), recreational, social, or educational activities.	
Commercial uses shall be limited to the following:	Antique and collectibles stores
	Appliance repair stores, including radios and televisions
	Appliance/furniture stores
	Art and craft galleries and supplies
	Assisted Living Residence
	Athletic facilities (indoor only)
	Bakeries and delicatessens, retail (all products to be sold on the premises only)
	Banks, credit unions, savings and loans and similar financial institutions
	Beauty salons and barber shops
	Bicycle and Athletic Equipment – sales and service
	Book shops and stationery stores
	Bookbinding
	Building materials, storage and sales provided all operations are totally enclosed in a building
	Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid
	Clothing stores
	Coin laundries
	Computer sales
	Confectionery or candy stores, retail (all products sold on the premises only)
	Dancing instruction
	Department stores
	Dressmaking or millinery shops
	Drug stores / Pharmacies
	Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
	Dry goods and notion stores

**Table 2.4.1 (continued) Uses Permitted in the Neighborhood Center**

Category	Description of Permitted Uses
<b>Commercial Uses (continued)</b>	
Commercial uses shall be limited to the following:	Engraving, watchmaking and jewelry manufacturing, products are sold on premises
	Equipment rental, where all activities are within a building
	Extended stay lodging
	Family day care home
	Florists and sundry stores
	Funeral homes
	Furniture stores
	Governmental buildings
	Grocery stores
	Hardware and paint stores
	Health clubs & salons
	Homes for infirm and aged
	Hotels and motels
	Interior decorating shops
	Jewelry stores
	Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
	Medical laboratories, not including plasma or blood collecting centers
	Monument sales, provided that all activities are within a building
	Music supply stores, Music and vocal instructions
	Neighborhood pubs and live music in restaurants
	Nurseries, retail
	Nursing homes
	Package liquor stores (where alcohol is not consumed on the premises)
	Pet shops
	Photocopying, duplicating, paper folding, mail processing and related services
	Photographic studios and shops
	Picture framing
	Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings
	Public transportation passenger terminals
	Restaurants, including coffee houses, tea rooms, and cafes, where food and drink may be served or consumed outside or inside (no drive-through service permitted)
	Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes
	Rubber stamp manufacturing, where products are sold on the premises
	Shoe repair shops
	Shoe stores
	Sign painting
	Stationary stores
	Tailor
	Telephone exchanges
	Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

**Table 2.4.1** (continued) Uses Permitted in the Neighborhood Center

Category	Description of Permitted Uses
<b>Commercial Uses (continued)</b>	
<b>Commercial uses shall be limited to the following:</b>	Tents, air structures and other temporary structures intended for occupancy commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.
	Theaters
	Toy & Hobby stores
	Upholstery and furniture repair shops
	Variety stores
	Veterinary hospital, provided the operations is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building
	Video stores
	Other similar neighborhood serving uses as established by the Planning Commission
<b>Office Uses</b>	
Offices	Professional or business offices
<b>Other Uses</b>	
Storage sheds	<b>Subordinate structures or buildings used primarily for storage purposes, the total square footage of which do not exceed 100 square feet each.</b>
Accessory Uses	A use which is clearly incidental to, customarily found in association with, and serves a principal use; is subordinate in purpose, area, or extent to the principal use served; and is located on the same building site as the principal use, including parking areas.
Temporary Buildings, Uses, or Activities	Garage and yard sales, and tents, air structures, and other temporary structures (must not be displayed more than 10 days in a calendar year). Buildings or uses incidental to active construction.
Original Use of Structure	A specific purpose for which an applicant seeks to use a structure that was existing on the property on November 22, 1926, and for which said structure was used on or before that date.

**Table 2.4.2** Uses Permitted Where Mapped in the Neighborhood Center

Land Use Category	Description of Uses Permitted Where Mapped
<b>Institutional Uses</b>	
Churches and Synagogues	Religious institutions, church buildings, synagogues, temples, mosques, and ancillary uses.

**Table 2.4.3** Uses Permitted as Conditional Uses in the Neighborhood Center

Land Use Category	Description of Uses Permitted as Conditional Uses
<b>Other Uses</b>	
Bed & Breakfast Inns	Residential structured used by a resident thereof as a small inn which provides 8 or fewer temporary rooms for hire to short-term guests, and includes a breakfast for the guest or guests at a daily fixed price for the room and breakfast. Meals, meeting facilities, and other services shall be provided only for guests registered at the bed and breakfast inn.
Historic House Museums	Residences having historic and/or architectural significance which members of the public may view with or without charge fro admission

## 2.5 SITE DESIGN STANDARDS

Site design standards of the Traditional Neighborhood Form District attached hereto as Appendix 3.10 and incorporated herein by reference shall apply to the Old Louisville/Limerick TNZD except as modified in Table 2.5 below.

Table 2.5 Site Design Standards

	Neighborhood General	Neighborhood Transition Center	Neighborhood Center
<b>Lot size</b>	Maintain historic lot patterns; no minimum lot sizes.	Maintain historic lot patterns; no minimum lot sizes.	No minimum lot sizes.
<b>Lot coverage</b>		Buildings shall cover no more than 60% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.	<i>Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.</i>
<b>Setbacks</b>			<p>All street-facing facades shall be built to the property lines abutting the public right-of-way.</p> <p>REAR YARD SETBACK - minimum of 5 feet to the rear facade of the principal structure.</p> <p>SIDE YARD SETBACK – minimum of zero feet to a common wall.</p> <p><i>Stoops, balconies and porches may encroach into setbacks. Arcades and awnings may encroach upon the right-of-way up to one foot from the curb line with the approval of the Director of Works.</i></p>
<b>Building façade</b>			The building facade shall extend no less than 80% of the linear lot frontage. A minimum 4 ft. high solid wall that continues the façade plane along the lot line may be substituted for the facade for 50% of the linear frontage.
<b>Building Height</b>	New buildings in an undeveloped block shall not exceed 3.5 stories and 45 ft.	New buildings shall not exceed 4 stories and 51 ft.	Buildings shall not exceed 4.5 stories and 60 ft. nor be less than 2 stories.



## **2.6 BUILDING DESIGN STANDARDS**

Building design standards of the Traditional Neighborhood Form District attached hereto as Appendix 3.10 and incorporated herein by reference, together with the Design Review Guidelines as adopted for the Old Louisville and Limerick Preservation Districts, shall apply to the Old Louisville/Limerick TNZD to ensure compatibility of building types and to relate new buildings to the building traditions of the neighborhood. To the extent that design standards of the Form District conflict with Preservation District Guidelines, the more restrictive requirement shall prevail.

## **2.7 PARKING and LOADING**

The provisions of the Motor Vehicle and Bicycle Parking and Loading Standards for Traditional Neighborhood Form Districts attached hereto as Appendix 3.11 and incorporated herein by reference shall apply to the Old Louisville/Limerick TNZD, except as modified below.

Parking lots may not be adjacent to a street intersection or a square and may not occupy lots that terminate a street vista. Parking lots otherwise located adjacent to a street or a residential use shall be screened in accordance with the standards of the Land Development Code. The sole access to all off-street surface parking shall be from the alley where an alley abuts the lot. Where existing alley design or configuration limits or significantly impedes access to the proposed parking; or when the addition of the proposed parking will significantly increase traffic on the affected alley, the Planning Commission can grant exceptions to this rule.

New Accessory Residential Units (Carriage Houses) on residential lots shall not be considered as additional units for the calculation of minimum parking requirements but shall provide one additional parking space for the accessory residential unit.

Parking for commercial uses in the Neighborhood Center and Neighborhood Transition – Center zones, as well as for corner commercial structures in the Neighborhood General, shall not exceed the parking minimum requirements established by Appendix 3.11. Uses in the Neighborhood Center may provide required parking anywhere in the Neighborhood Center without application for a waiver, provided that all site design standards are met. Shared parking facilities are encouraged in the Neighborhood Center and Neighborhood Transition – Center.

Table 2.7., “Parking Requirements by Zone and Use,” describes minimum parking requirements for the TNZD.

**TABLE 2.7. PARKING REQUIREMENTS by ZONE and USE**

LAND USE CATAGORY	TNZD ZONE NEIGHBORHOOD GENERAL	TNZD ZONE NEIGHBORHOOD TRANSITION CENTER	TNZD ZONE NEIGHBORHOOD CENTER
<i>Single Family/Duplex Residential</i>	No minimum number of spaces required*	No minimum number of spaces required*	No minimum number of spaces required*
<i>Permitted or Permitted where Mapped Multifamily Residential</i>	.75 spaces per dwelling unit.	.75 spaces per dwelling unit.	.75 spaces per dwelling unit.
<i>Permitted or Permitted where Mapped Institutional</i>	No new parking spaces required for existing contributing structures. New structures to provide spaces as required in Appendix 3.11.*	No minimum number of spaces required.	No minimum number of spaces required.
<i>Mapped Corner Commercial</i>	No minimum number of spaces required.	N/A	N/A
<i>Non-Residential Uses</i>	N/A	No minimum number of spaces required.	No minimum number of spaces required
<i>Bed &amp; Breakfast</i>	.75 spaces per bedroom.*	.75 spaces per bedroom.*	No minimum number of spaces required
<i>Historic Houses Museums</i>	No minimum number of spaces required.*	No minimum number of spaces required.	No minimum number of spaces required
<i>Community Centers</i>	No new parking spaces required for existing contributing structures. New structures to provide spaces as required in Appendix 3.11.*	No minimum number of spaces required.	N/A

\* Parking shall be limited to the accessory structures area of the lot, except with the approval of the Louisville Landmarks Commission or the Planning Commission.

## 2.8 SIGNS

The sign standards applicable within the Traditional Neighborhood Form District and as contained in the Design Review Guidelines for the Old Louisville and Limerick Preservation Districts shall apply to the TNZD, except as modified below. Until such time as the Land Development Code and sign regulations applicable to the TNFD are in effect, Article 11 of the Development Code shall apply to the TNZD.

- A. Outdoor advertising signs, as defined in the Land Development Code, are not permitted within the TNZD.
- B. All signs within the TNZD shall be attached, awning, canopy, or projecting signs. Freestanding signs are not permitted, except for real estate rent/sale signs and Bed and Breakfast Inns as provided in paragraph 2.8.e. below.
- C. Signs shall conform to the building design standards of the TNZD.
- D. Corner commercial structures shall have not more than one lighted or non-lighted attached, awning, or canopy sign facing each street, which shall not exceed 12 sq. ft. in area and shall not extend more than 12" from the face of the façade. A projecting sign having a maximum area of 6 sq. ft. and projecting not more than 42" from the façade may be used in lieu of an attached, awning, or canopy sign.
- E. Bed and Breakfast Inns and General/Business or Professional Offices (where these uses are permitted, and excluding Home Occupations) shall have a maximum of one attached sign not to exceed 6 sq. ft. in area located on the principal façade or porch adjacent to the principal building entrance. *Exception:* Bed and Breakfast Inns may have one freestanding sign, in lieu of an attached sign, which shall not exceed 6 sq. ft. in area and shall be located within 6 feet of the principal façade of the structure.
- F. No sign shall be mounted above the sill of the second floor windows of a structure.
- G. All lighted signs shall only be externally illuminated.

## LANDSCAPING

The landscaping and buffering standards applicable within Traditional Neighborhood Form Districts shall apply to the TNZD. Until such time as the Land Development Code and landscaping standards applicable to the TNFD are in effect, Article 12 of the Development Code shall apply to the TNZD.